

Landowner-Specific Narrative Summary
Donald and Penny King

ATXI has been unsuccessful in obtaining an easement from Mr. and Mrs. Donald and Penny King. The Kings own one tract along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_140_ROW. As summarized on ATXI Exhibit 2.1, as of July 25, 2015, ATXI has contacted, or attempted to contact the Kings regarding acquisition of a voluntary easement across their property on at least 72 occasions, including 30 phone calls, 4 letters, 4 in-person meetings, 16 voicemails, and 20 emails.

In sum, ATXI and the Kings disagree about price per acre compensation. On April 2, 2014, a CLS land agent met with Mr. King and several of his family members (including David King, trustee of A_ILRP_MP_SA_144_ROW, and Nathan King, owner of A_ILRP_MP_SA_143_ROW) to provide initial documentation about the Project, as well as ATXI's initial offer of compensation. During that meeting, the landowners asked questions about compensation, pole logistics, indemnification, and exclusive use of the easement. Shortly thereafter, Mr. King also expressed concerns about abandonment. Over the course of negotiations, Mr. King has also raised issues with respect to temporary workspace, insurance requirements and recordation practices related to the easement and Confidential Settlement Agreement (CSA). ATXI has attempted to answer Mr. King's questions and to address his remaining concerns in a CSA. Although the parties traded multiple iterations of that document back and forth for many months, as of June 12, 2015, the parties appeared to have reached an agreement with respect to easement and CSA language and, therefore, ATXI does not view language to be the barrier to signing.

Compensation remains contested however. For nearly a year Mr. King represented that he would only accept compensation at or near the amount ATXI paid for a local substation

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parcel. ATXI has explained that the substation purchase is not a proper comparable sale and urged Mr. King to obtain an appraisal or provide other sales in support of higher valuation. He has refused to do so, continuing to cite reliance on the substation property acquisition. In May 2014 he provided a counteroffer some \$10,000 higher than ATXI's offer on a price per acre basis. This counteroffer was rejected. Recently, on June 12, 2015, and in a letter dated July 13, 2015, Mr. King provided somewhat more realistic counteroffers; however, those counteroffers, which were still several thousand dollars higher than ATXI's appraised value on a price per acre basis, were rejected by ATXI as excessive and lacking support. In the interest of settlement, ATXI did agree to increase its price per acre in late July 2015, but Mr. King promptly rejected the offered increase.

In sum, the parties have made significant progress with respect to easement and CSA language but continue to have a fundamental disagreement about the appropriate level of compensation. ATXI will continue to negotiate with the King family to the extent they are willing to engage in negotiations with ATXI; however, a voluntary agreement in the timeframe supporting the segment's in-service date is unlikely and therefore, ATXI requests eminent domain authority for this parcel.

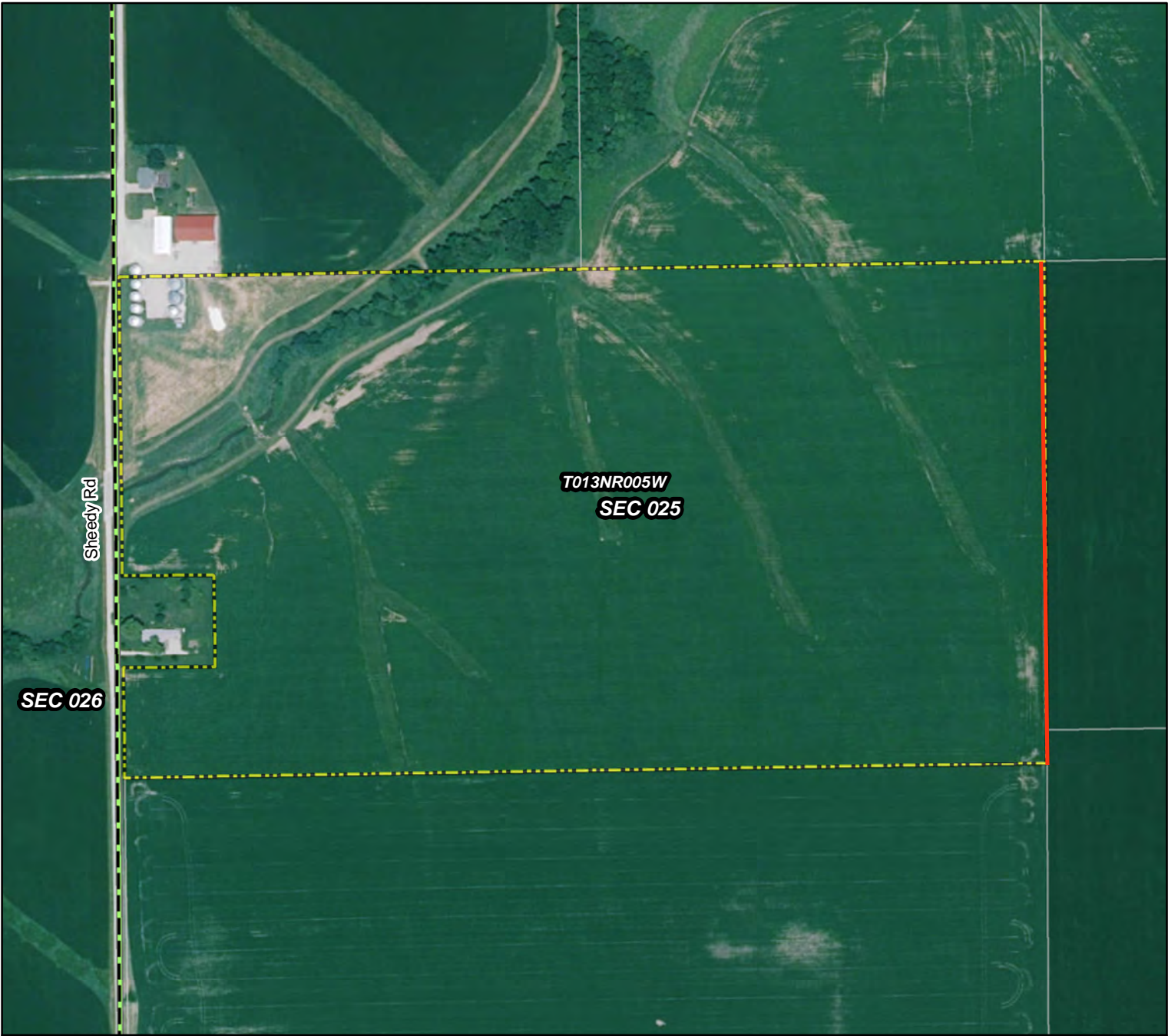
Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4/2/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Melinda J. Noyer ☒

MELINDA J. NOYER

Tax Id: 35-25-300-003

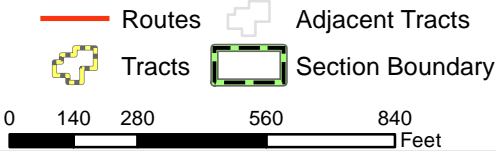


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Donald E. King

Tract No.:A_ILRP_MP_SA_140

Date: 7/10/2015

EXHIBIT "A"

A 2.522 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO DONALD E. KING AND PENNY S. KING, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2011R35176 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1049180.44 E:2456631.33;

THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1,424.08 FEET TO THE EAST COMMON CORNER OF SAID KING TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO NANCY ELIZABETH HOHENSTEIN, RECORDED IN DOCUMENT NO. 2010R41014, D.R.S.C.I., FROM WHICH A 5/8-INCH IRON ROD WITH A BOLT HEAD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,236.08 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 22 SECONDS WEST, ALONG THE COMMON LINE OF SAID KING TRACT AND SAID HOHENSTEIN TRACT, A DISTANCE OF 71.56 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 52 MINUTES 44 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 346.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, A DISTANCE OF 1,077.87 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHWEST 1/4;

THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 81.80 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 109,866 SQUARE FEET OR 2.522 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/26/2015



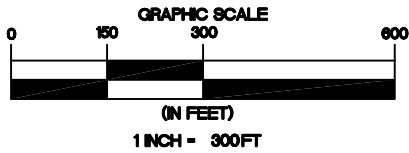


EXHIBIT "A"

ATXI Exhibit 2.3 (Part W)

LEONARD H. HELMERICH
MARY EILEEN HELMERICH,
AS TRUSTEES OF A JOINT AND
MUTUAL REVOCABLE TRUST
AGREEMENT NO. 052747
DOCUMENT NO. 2006R03817
D.R.S.C.I.
A_ILRP_MP_SA_142

P.O.B.
GRID COORDINATES
N:1049180.44
E:2456631.33

NATHAN P. KING
DOCUMENT NO. 2006R04816
D.R.S.C.I.
A_ILRP_MP_SA_143

PROPOSED VARIABLE
WIDTH EASEMENT
2.522 ACRES
(109,866 S.F.)

DONALD E. KING AND PENNY S. KING,
HUSBAND AND WIFE
DOCUMENT NO. 2011R35176
D.R.S.C.I.
A_ILRP_MP_SA_140

SECTION 25
TOWNSHIP 13N
RANGE 5W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°18'30"E	1424.08'
L2	S89°05'22"W	71.56'
L3	N00°52'44"W	346.03'
L4	N00°40'11"W	1077.87'
L5	N89°00'37"E	81.80'

DENNIS LEON SEIZ
AND
JILL DIAN SEIZ BARRY, LIFE ESTATE
AND THE
LIVING DESCENDANTS OF
DENNIS LEON SEIZ
CAUSE NO. 2007-P-007
C.R.S.C.I.
A_ILRP_MP_SA_141

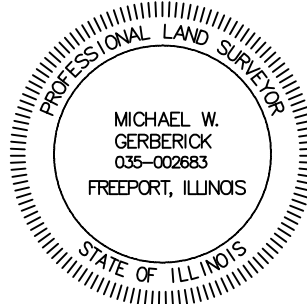
FRANCES C. MELLINGER, LIFE ESTATE,
AND THE HEIRS OF THE BODY OF
FRANCES C. MELLINGER
BOOK 78, PAGE 219
D.R.S.C.I.
A_ILRP_MP_SA_139

NANCY ELIZABETH HOHENSTEIN
DOCUMENT NO. 2010R41014
D.R.S.C.I.
A_ILRP_MP_SA_138

S00°18'30"E 1236.08'
P.O.B. - 5/8" IRON ROD
WITH A BOLT HEAD FOUND
SE COR SW 1/4 SEC 25

LEGEND

C.R.S.C.I. COURT RECORDS
SANGAMON COUNTY, ILLINOIS
D.R.S.C.I. DEED RECORDS
SANGAMON COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
1/2" IRON ROD FOUND
CALCULATED POINT
SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/26/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_MP_SA_140
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 25, TOWNSHIP 13 NORTH, RANGE 5 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS